

DM HALL

To Let

Bespoke Business Space Development

- Good commuter location near Hairmyres station.
- Turnkey Design and Build opportunity.
- Potential Use for Office/Laboratory/Research Space.
- Proposed offices up to 1,000 sqm (10,764 sqft).
- Plot extends to approximately 0.48 acres (0.195 hectares).
- Consent for Class 4 (Business) use only, such as office or light industrial.

ORBITAL COURT • HAIRMYRES • EAST KILBRIDE • G74 5PH

0.48 ACRES (0.195 HA)

Property Details

LOCATION

The subjects are located within Orbital Court, a development of pavilion style office buildings in Peel Park, an established business location to the south west of East Kilbride. Neighbouring occupiers include Dickie & Moore, Traveltek Ltd and Hawkins amongst others.

East Kilbride is in South Lanarkshire and has a population of more than 70,000 persons. Peel Park lies 2 miles west of the town centre, immediately east of the Glasgow Southern Orbital (A726) and a short drive from the motorway network.

Hairmyres railway station, is located within walking distance and has regular, fast services to East Kilbride Town Centre, Hamilton and Glasgow. As part of the East Kilbride Enhancement Scheme, the station is being relocated to the south of the development and will have an extensive park and ride facility, significant EV charging provisions and a new bus interchange.

DESCRIPTION

The subjects comprise of a development plot enjoying prominent frontage to Eaglesham Road, (B764) and extending to 0.48 acres (0.195 hectares), or thereby.

Our clients will develop a turnkey, class 4 business property suitable for office and/or light industrial uses, to suit occupier requirements. A variety of options are available to interested occupiers; however, in the first instance our clients propose to build a two storey, pavilion style office with a net internal floor area of up to 1,000sqm (10,764 sqft) and 13 private car parking spaces.

LEASE

The property is offered based on a new full repairing and insuring lease.

RENT

By negotiation, subject to occupier requirements and agreed specification.

ENERGY PERFORMANCE

An Energy Performance Certificate (EPC) will be available upon completion.

NON DOMESTIC RATES

The subjects will be assessed by the Scottish Assessors' Association upon completion.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction with the incoming Tenant responsible for LBTT and registration dues.

VAT

All prices quoted are exclusive of VAT which will be chargeable.

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

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